

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF SEVEN (7) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 32, 0204, 0205, 0206, AND 0403, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$54,200.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER GEORGE S. FLINN, JR.

WHEREAS, Shelby County has acquired seven (7) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0005, 32, 0204, 0205, 0206 and 0403, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said seven (7) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned Seven (7) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 32, 0204, 0205, 0206, and 0403, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$54,200.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of seven (7) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 32, 0204, 0205, 0206, and 0403. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these seven (7) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

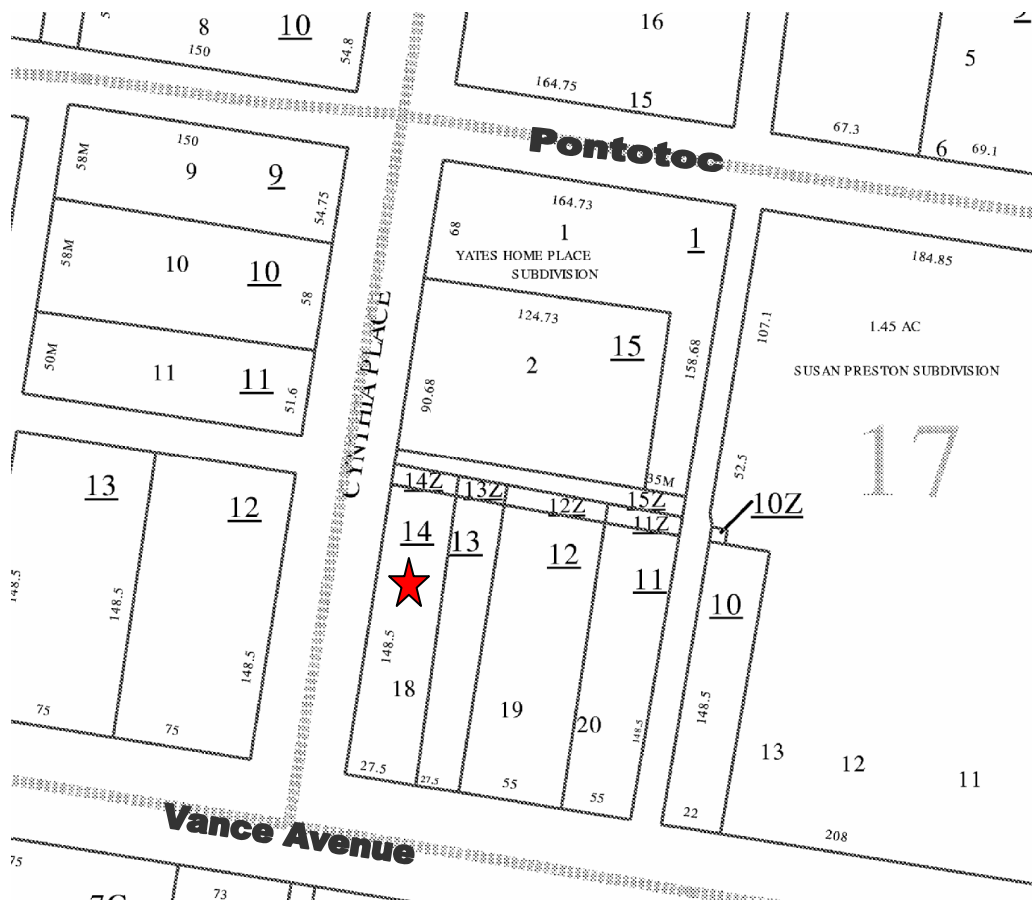
IV. Additional Information Relevant to Approval of this Item

EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
312	0204	00701700000140	614 Vance 27' x 148'	C-H	\$9,180.83	Shante Harris, Rico Harris & Larry Smith	\$12,000.00	\$10,000.00 Comm. Bldg	Investment Property
1129	0403	021011000000230	720 Hastings 64' x 99'	R-D	\$10,109.22	Trustees Evangelical Outreach Ministries	\$2,500.00	\$2,000.00 Vacant Lot	Church Property
5261	0403	039015000000280	1282 Nicholas St. 25' x 150'	I-L	\$8,298.32	Terry L. Legett	\$1,400.00	\$1,400.00 Vacant Lot	Investment Property
10997	0206	062008000000040	3523 Kruger Rd. 50' x 150'	RS-6	\$4,568.16	Haynes Living Trust dated June 12, 2006	\$2,500.00	\$1,800.00 Vacant Lot	Investment Property
7307	32	075238000000100	Honduras 50' x 170'	R-2	\$1,022.87	James B. Jackson	\$1,000.00	\$1,000.00 Vacant Lot	Investment Property
21430	0005	084021000000030	3773 Lakewood Dr. 250' x 262'	RS-O	\$27,128.86	Shirley R. Bacchus	\$35,000.00	\$35,000.00 House	Investment Property
16092	0205	0880400C0000130	1916 Lunder (paper street) 100' x 300'	I-L	\$6,075.02	Milton P. Carpenter and Betty J. Carpenter	\$3,000.00	\$3,000.00 Vacant Lot	Investment Property

7 Properties

Total \$54,200.00

Ward 07



007 0170 0 00014 0

Ward 21



021 0110 0 00023 0

Ward 39



039 0150 0 00028 0

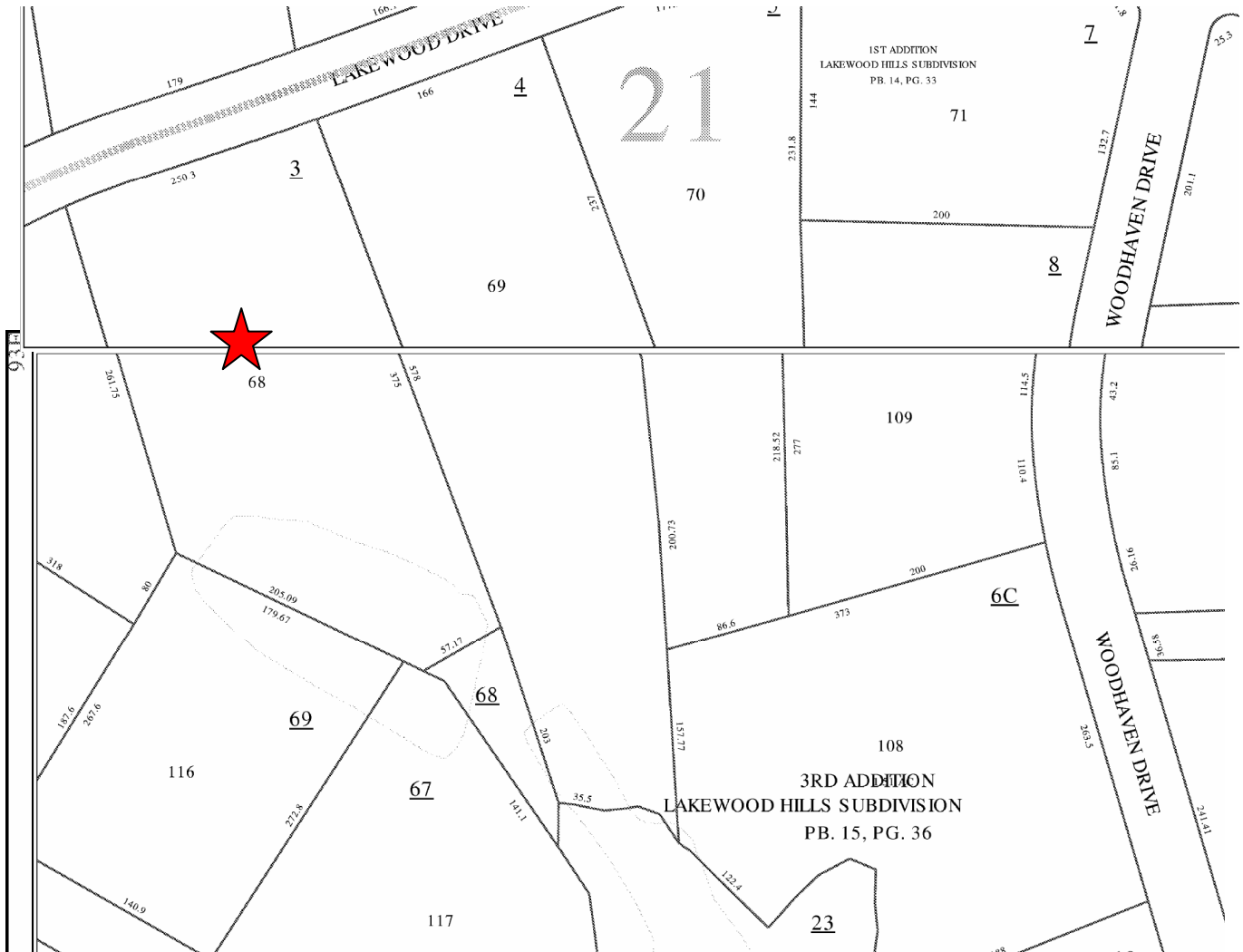
062 0080 0 00004 0

Ward 75



075 2380 0 00010 0

Ward 84



084 0210 0 00003 0

Ward 88



088 0400 C 00013 0